

PLAN AND ZONING COMMISSION

PZ_AF_06-10-2019

Chairperson Andersen called the regular meeting of the Plan and Zoning Commission to order at 5:31 p.m. on Tuesday, June 10, 2019, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

Roll Call: Andersen, Crowley, Drake, Hatfield, Southworth.....Present
Costa, Erickson.....Absent

Item 1 - Consent Agenda

Item 1a – Minutes of the meeting of May 28, 2019

Chairperson Andersen asked for any comments or modifications to the May 28, 2019 revised minutes.

Moved by Commissioner Crowley, seconded by Commissioner Southworth, the Plan and Zoning Commission approved the May 28, 2019 revised meeting minutes.

Vote: Andersen, Crowley, Drake, Hatfield, Southworth.....Yes
Costa, Erickson.....Absent

Motion carried.

Item 2 – Public Hearings

Item 2a – Boone Farm, 1809 S 50th Place – Establish a Planned Unit Development (PUD) Ordinance to preserve trees and adjust bulk standards – The Lowry Company LLC – ZC-004310-20109 (Continued from May 28, 2019)

Chairperson Andersen opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on May 17, 2019.

Chairperson Andersen asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Crowley, seconded by Commissioner Drake, the Plan and Zoning Commission accepted and made a part of the record all testimony and all other documents received at this public hearing.

Vote: Andersen, Crowley, Drake, Hatfield, Southworth.....Yes
Costa, Erickson.....Absent

Motion carried.

Ed Arp, Civil Design Advantage, 2400 86th Street, Urbandale, Iowa, stated that he is representing the applicant, Bill Lowry. He explained that the request is regarding the Boone Farm property that was before the Commission not long ago to rezone the property to a single-family development. As they worked on the plan, it was discovered that due to the terrain and the abundance of existing trees meeting the single-family bulk regulations for front and rear yard setbacks proved difficult. In order to have a street installed, off Grand Ridge Drive from the east, minimum radii need to occur with a cul-de-sac. If they graded further down, a majority of the existing trees could be removed and they would lose buildable area. Having 50-foot front and rear yard setbacks would leave minimal area to build a house. During staff discussions, it was determined that due to the uniqueness of the property, establishing a PUD (Planned Unit Development) would better serve the development and they would be able to tailor the PUD for specific requirements. The applicant is requesting that Lots 1 and 2 have 35-foot front and rear yard setbacks, as they would be more affected. Lot 7 has an old

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farm pond that will be rebuilt for detention purposes. Lot 7 is triangle shaped and if a cul-de-sac is proposed, issues arise and extending the street proves problematic as well. They have held conversations with the neighbors to install a cul-de-sac partially on their ground. Mr. Arp referred to a typo in Section 6, Item 4, Subsection A regarding the list of lots that had issues with the setbacks. In regards to buffers, there is an existing townhome development to the east, which did have plantings because of the buffer requirement in the past, and it was buffered because of the residential development. As the property was rezoned to a lower density, the buffer requirement still exists. Since they are not adding a buffer between them and the townhome development, the intent is to have trees and shrubs planted as a landscape element as some of the trees and shrubs have expired. Because of the depths of the lots elsewhere they hope to do some landscaping but not have them be considered buffer plantings. Staff did suggest fencing, but the lots are huge and it would seem futile to buffer against an interstate. The homes will have sprinkler systems due to their size and there will be a provision in place for potential of outbuildings.

Kara Tragesser, Development Services Planner, responded to Mr. Arp's comments noting that the typo is in Section, Item 4a, the number "12" should have been a "1" and "2" along with numbers "7" and "10", so that read "...lots 1, 2, 7, and 10...". Regarding the buffer requirements, the language in the PUD is typical of what is in the City Code. When property is downzoned, that property takes on the responsibility of the buffer requirements. Staff has provided for a fence in lieu of the buffer, as written in the Code. There is justification for the two lots on the north for a waiver of the buffer requirements due to the setbacks.

Mr. Lowry asked if Commissioner Crowley's motion included his request for waiver of the buffer requirements as discussed.

Commissioner Crowley amended his motion to include the applicant's request to remove the buffer requirements as previously discussed.

Chairperson Andersen asked for any other questions or comments from the audience and hearing none, closed the public hearing and asked for continued discussion or motion.

Moved by Commissioner Crowley, seconded by Commissioner Southworth, the Plan and Zoning Commission adopted a resolution recommending the City Council approve the planned unit development for Boone Farm, subject to the applicant meeting all City Code requirements, and waiver of the buffer requirements along the east side of the property and also along the interstate-on (western boundary).

Vote: Andersen, Crowley, Drake, Hatfield, Southworth.....Yes
Costa, Erickson.....Absent
Motion carried.

Item 2b – Jordan Creek Town Center PUD, Northwest corner of S. 68th Street and Mills Civic Parkway – Amend Jordan Creek Town Center PUD to allow SIC 7542, Car washes, as a Permitted Conditional Use – GGP Jordan Creek, LLC – ZC 004335-2019

Chairperson Andersen opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on May 31, 2019.

Chairperson Andersen asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Hatfield, seconded by Commissioner Drake, the Plan and Zoning Commission accepted and made a part of the record all testimony and all other documents received at this public hearing.

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Vote: Andersen, Crowley, Drake, Hatfield, Southworth.....Yes
Costa, Erickson.....Absent
Motion carried.

Chuck Bishop, Bishop Engineering Company, 3501 104th Street, Urbandale, Iowa, representing Jordan Creek, LLC, and Mister Car Wash, briefly highlighted the proposed requested noting that the project will be located on the corner of Jordan Creek Parkway and Bridgewood Boulevard. The proposed car wash will be added to the north end of the parking lot and the parking lot and the south end will remain as is. A site plan has been submitted to the City for their review. They are requesting that the car wash use be approved.

Commissioner Crowley inquired if the proposed one would be of similar size to the one on Hickman Road, to which Mr. Bishop replied affirmatively.

Brian Portz, Development Services Planner, stated that the PUD prohibits auto oriented uses as the original intent of the Jordan Creek Town Center development was to be walkable. The applicant is requesting that the car wash be located on the west side of the property. Staff is has no objections to the applicant's proposed request.

Chairperson Andersen asked for any other questions or comments from the audience and hearing none, closed the public hearing and asked for continued discussion or motion.

Commissioner Crowley commented that the applicant has done a nice job with the site and that it would be a good use in this location.

Moved by Commissioner Crowley, seconded by Commissioner Hatfield, the Plan and Zoning Commission adopted a resolution recommending the City Council approve an amendment to the Jordan Creek Town Center PUD to allow SIC 7542, Car Washes, as a Permitted Conditional Use, subject to the applicant meeting all City Code requirements.

Vote: Andersen, Crowley, Erickson, Hatfield, Southworth.....Yes
Costa, Erickson.....Absent
Motion carried.

Item 2c — Sammons Financial Group, Southwest corner of S. 81st Street and Mills Civic Parkway – Amend Comprehensive Plan Land Use Map to change approximately 12.38 acres from Community Commercial (CMC) to Office (OF) and establish Sammons Financial Group Planned Unit Development (PUD) on 39.2 acres – Sammons Financial Group, LLC – CPA-004212-2019/ZC-004213-2019

Chairperson Andersen opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on May 31, 2019.

Chairperson Andersen asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Hatfield, seconded by Commissioner Drake, the Plan and Zoning Commission accepted and made a part of the record all testimony and all other documents received at this public hearing.

Vote: Andersen, Crowley, Erickson, Hatfield, Southworth.....Yes
Costa, Erickson.....Absent
Motion carried.

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Jim Host, Confluence, 525 17th Street, Des Moines, representing Sammons Financial Group, explained that original request had plans for the 12-acre north portion of the development to be a Fareway Store at the northeast corner of the site. The applicant is requesting to amend the Comprehensive Plan land use to establish both areas 1 and 2 as office and also amend the PUD to allow a single office use. The construction of the office building is scheduled for Phase 1 and Phase 2 will be for a building addition and additional parking. They want to make sure there is enough property for the second phase. The applicant is seeking assistance with the requirement of a cross connection between Areas 1 and 2, per the PUD and the traffic study for the site. They had originally requested that language be removed from the PUD and thought they had staff's support but as the site plan was being submitted, that was one of the comments of Engineering Services. The applicant is requesting that that requirement be waived as there are other corporate office areas set up the same way and Sammons would like to have more control over the entrances/exits to their property. They do not know that they would be contributing to a lot of the traffic by having the cross connection requirement.

Commissioner Crowley clarified the location of the current property line, that Area 2 is zoned office, and that the property owner is Sammons Financial Group.

Mr. Host replied affirmatively. He continued that if the properties were smaller, a cross connection would make more sense. The applicant is requesting a waiver of the cross connection requirement of the traffic study.

Brian Portz, Development Services Planner, commented that the language regarding the cross connection is from the traffic study and required as part of the proposed PUD and the Engineering Department feels that the cross connection needs to be required.

Commissioner Crowley inquired as to the size of the proposed building.

Planner Portz answered that the building will be approximately 6 stories and 200,000 sq. ft. with potential of up to 350,000 sq. ft. in size, should they do an addition in the future.

Chairperson Andersen clarified if the cross connection requirement was related to the comprehensive plan map amendment or the rezoning request.

Planner Portz stated that that requirement goes with the rezoning request.

Chairperson Andersen asked for any other questions or comments from the audience and hearing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Crowley, seconded by Commissioner Hatfield, the Plan and Zoning Commission adopted a resolution recommending the City Council approve the Comprehensive Plan land use amendment for approximately 12.38 acres to change from Community Commercial (CMC) to Office (OF).

Vote: Andersen, Crowley, Drake, Hatfield, Southworth.....Yes
Costa, Erickson.....Absent
Motion carried.

Moved by Commissioner Hatfield, seconded by Commissioner Southworth, the Plan and Zoning Commission adopted a resolution recommending the City Council approve the Rezoning Request to rezone the entire 39.2 acre property from Etzel Properties Plat 2 PUD to Sammons Financial Group PUD, subject to waiver of the cross connection requirement between Area 1 and Area 2, as part of the PUD, and the applicant meeting all City Code requirements.

Vote: Andersen, Crowley, Drake, Hatfield, Southworth.....Yes
Costa, Erickson.....Absent
Motion carried.

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Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

Item 4a – Extra Space Storage, 6220 Village View Drive – Construction of a 120,000 square foot indoor storage facility – Heartland Self Storage, Iowa Inc. – OSP-003923-2018

Ken Sorensen, Design Associates, 12550 West Maple Road, Omaha, Nebraska, representing the applicant, Heartland Self Storage, explained that the project is located on the south side of Village View Drive, west of 60th Street and that it will be a drive-thru style of building. The applicant has developed the colors and materials so that they fit more in line with the neighborhood. The proposed building is 3 stories in height and approximately 120,000 sq. ft. in size, including the basement. They believe that they have met all of staff's recommendations.

Brian Portz, Development Services Planner, explained that the business adjacent to this property was against the connection to their property, which explains why the access drive is designed as it is and that the Fire Department requires two access drives to the street. Storm water for the site is not contained on this site but is across the street to the north to a detention pond. The applicant is currently working on a storm water facility maintenance agreement with the adjacent property owner to use the detention area, which is required prior to occupancy of the building.

Chairperson Andersen asked if anyone from the audience would like to speak to this item, and seeing none, asked for continued discussion or a motion.

Moved by Commissioner Hatfield, seconded by Commissioner Drake, the Plan and Zoning Commission recommended approval of the Overlay District Site Plan, subject to the applicant meeting all City Code requirements and the following:

1. The applicant submitting to staff's satisfaction a signed and notarized Storm Water Management Facility Maintenance Agreement and provision of necessary facility as-builts and certifications before the issuance of any occupancy permit, including temporary occupancy, for the building.
2. The applicant acknowledging and agreeing that no outside storage of any materials or vehicles may occur within the site. Additionally, the applicant acknowledging and agreeing that the trash receptacles within the site will be monitored and picked up accordingly to prevent the overflow of the receptacle or placement of items outside of the receptacle in or adjacent to the enclosure.
3. The applicant acknowledging that additional parking within the site may be required to be constructed in association with any change in use from an indoor storage facility. Prior to implementation of an alternate use other than indoor storage, the appropriate development application illustrating the details of the additional parking and any other site modifications shall be submitted to the City for review and approval.

Vote: Andersen, Crowley, Drake, Hatfield, Southworth.....Yes
Costa, Erickson.....Absent
Motion carried.

Item 5 – Staff Reports

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The Recording Secretary stated that the next Commission meeting is scheduled for Monday, June 24, 2019.

Item 6 – Adjournment

Chairperson Andersen adjourned the meeting at 6:01 p.m.

Erica Andersen, Chairperson

Recording Secretary